

**Planning Commissioner's Written Comments
December 8, 2015**

1650 TW Alexander Drive (Z1500022)

Brian Buzby – I vote to approve. This is a reasonable request in an appropriate area to increase industrial land at a size and scope appropriate to recruit new or relocating businesses to Durham.

DeGreana Freeman – Wachovia Bank. Mix use land development mid – 1980's. Attached a corporate headquarters for retail light assembly with office in front distribution in the rear. Possible job (700 – 1000).

Job speculating trust purchased in 2000's after Wachovia got in trouble. Agreement to purchase and develop all the parcels half million square foot of space mix use light industrial.

David Harris – Voted for approval.

Armeer Kenchen – Consistent with county plans. Also compatible with both the future land use plan and comprehensive plan. Developer has plans for road improvements as well.

Tom Miller – The city council should approve both the plan amendment and the rezoning sought in these cases. The area is predominantly zoned light industrial and used that way. The business park in question was originally blocked out years ago in industrial and office sections which constrained flexibility when no constraints were really necessary to protect surrounding uses or to respect existing or developing land use patterns. I believe that changing the FLUM as requested is consistent with policies 2.3.1a, 2.3.2a, and 2.4.2c of the Comprehensive Plan insofar as it increases areas for light industrial development in an area largely reserved for such development and used that way. Neighboring properties are zoned and used as light industrial or for uses which are compatible for such uses. The property in question is located in an area amply served by infrastructure appropriate to industrial use. There are no neighboring uses which might be negatively impacted by the requested changes.

The council should note that the bermed entryway to the park on Stirrup Creek Drive is protected by an easement and will remain even if the council changes the FLUM and zoning. The council should also note that consonant with the restrictive covenants governing the property, a significant number of uses normally allowed in light industrial are expressly barred from this property by commitments in the development plan. The result is an even lighter version of light industrial.

Andre D. Vann – I voted in favor as it appears to bring jobs and make use of currently unused property.

Melvin Whitley – I voted to approve.